

2013 LOCAL LANDMARK DESIGNATION AWARDS CEREMONY

**HISTORIC PRESERVATION COMMISSION
CITY OF JEFFERSON**



**THURSDAY, MAY 23, 2013
4 P.M.
CITY COUNCIL CHAMBERS**

**JOHN G. CHRISTY MUNICIPAL BUILDING
320 East McCarty Street
Jefferson City, Missouri 65101**

2013 LANDMARK AWARDS

115 W. Atchison Street

The Nelson C. and Gertrude A. Burch House

Michael and Laura Ward, owners

718 E. Capitol Avenue

The Watts House

Dave and Cathy Bordner, owner

728 W. Main Street

The Stone House

Conservation Federation of Missouri, owner



115 W. Atchison Street

The Nelson C. and Gertrude A. Burch House

Michael and Laura Ward, owners



The Nelson C. and Gertrude A. Burch House retains its integrity as a good, early example of the Italianate style in the Old Munichburg neighborhood and is one of the earliest homes remaining. Its appearance from the front is largely the same as when it was constructed at least 145 years ago. There are two historic additions, neither of which have a negative impact on the house's integrity. The house retains its original function, as it remains a single-family dwelling. The Nelson C. and Gertrude A. Burch House remains intact, both inside and out, and retains its integrity of location, design, setting, materials, workmanship, feeling, and association.

History of House:

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| 1865 | Oscar Burch completes military service in the Civil War, and moves to Jefferson City. |
| 1867 | Nelson and Oscar Burch purchase Outlet No. 5 at the corner of Jefferson and West Atchison Streets, containing five acres or more, for \$1,450. |
| 1868 | Nelson and Oscar Burch borrow \$1,500 from the National Loan Bank of St. Louis at 10 percent interest. |
| 1868 | Loan is repaid and Deed of Trust is released. |
| 1869 | Bird's Eye View of Jefferson City is drawn and published, depicting the Nelson Burch House in its current location. |

- 1881 William M. Zuendt and Christopher Wagner, William M. Zuendt's father-in-law, are both killed in a train wreck in Russellville, MO.
- 1888 Through his power of attorney, given to Louis Wagner, attorney, Nelson C. Burch sells 115 West Atchison Street to Elizabeth Wagner, widow of Christopher Wagner, and Antonia Wagner Zuendt, widow of William M. Zuendt. Nelson Burch's signature on the deed is notarized in Los Angeles County, California.
- 1900 Elizabeth Wagner and sons, Julius and Christopher Wagner, live in house.
- 1904 Elizabeth Wagner, Chris Wagner, (son), and Antonia Zuendt were residing at 115 West Atchison Street.
- 1913 Elizabeth Wagner was listed in city directory as living alone at 115 West Atchison Street
- July & Oct 1913 Elizabeth Wagner's estate sells two tracts from Outlot No. 5 to Antonia Zuendt and James O'Connor. Edson L. Burch, Oscar Burch's son, handles the sale on behalf of Elizabeth's estate.
- 1913 & 1915 Antonia Zuendt and James O'Connor listed in city directory as residing at 115 West Atchison Street.
- 1920 & 1933 Richard Pohlman is listed in the city directory as residing at 115 West Atchison Street.
- 1943 House is rented to P.H. Sanderson, according to city directory.
- 1948 & 1951 U.G. (Ursul Garnet) Lewellen is listed in the city directory as owner of the house – wife, Helen and two children, Royce (retired Supreme Court Justice in Santa Barbara County, CA) and Ann, U.G. passes away in May 1979.
- 1996 Helen Lewellen passes away April 1996 and 115 West Atchison Street is sold through estate to Jeff Christian.
- 1998 Keith Russell and Montez Colbert Russell purchase 115 West Atchison Street.
- 2011 Michael and Laura Ward (children, Patrick and Elizabeth) purchase 115 West Atchison Street on December 16, 2011.

Nelson and Oscar Burch had a very close relationship. Nelson was the clerk of the Missouri Supreme Court and Oscar served as his deputy. Nelson Burch published the State Journal, a daily and weekly Republican newspaper, the first daily newspaper published in Jefferson City. Oscar Burch was the associate editor of the paper. When this business expanded to include the state printing contract, Nelson established the State Journal Company, along with Oscar G. Burch and W.S. Ferguson. This business largely depended on a contract negotiated with Missouri State Penitentiary officials and hoped to obtain government printing orders from all levels of government. Union protest over the use of prison labor resulted in a boycott of the company by county officials leery of "adverse home sentiment." The prison contract was cancelled, and the company sold to a group who turned the Journal into a Democratic paper, in opposition to the Tribune. This company also failed in 1887. At some point Nelson became dissatisfied with life in Jefferson City and decided to relocate to the state of California. According to documents related to the sale of the property, Nelson Burch had relocated to California by August 1888, as his signature was notarized in Los Angeles, CA at that time.

Nelson C. Burch sold the house to Elizabeth Wagner and Antonia Zuendt. The Wagner and Zuendt families owned and developed a large part of this block over the next 55 years. On December 18, 1881, Christopher Wagner and William M. "Willie" Zuendt were involved in a railroad wreck on the new line near Russellville in Cole County. Christopher was killed instantly, and William suffered a fatal injury, as did Green C. Berry and other prominent businessmen

from Jefferson City. Thus, Elizabeth Wagner and Antonia Wagner Zuendt, her daughter, both became widows, within a few days' time, and purchased the Nelson Burch House together in 1888. The information available indicates that Christopher and Elizabeth Wagner may have been friends of the Burch family, or at least knew them well.

Fortunately for these two widows, they were not without means. A second-generation Missouri German and the son of a brewer, Christopher Wagner married Elizabeth in 1848 and then a year later went to California during the Gold Rush and acquired considerable wealth. A lieutenant in the Union Army, Wagner was also a veteran of the Mexican War. Upon his return to Jefferson City, Christopher Wagner became a businessman, operating the Scovern and Wagner wholesale and retail grocery store. Elected treasurer of Cole County in 1862 and in 1870, Wagner was a personal friend of Governor Stewart, Joseph Puitzer, and many prominent Missourians.

Another house on this original tract of land, which appeared circa 1913, is located at 920 Jefferson Street, occupied by a William E. Zuendt, Antonia's son. By buying 115 West Atchison Street, Antonia provided living quarters for her children and a place for herself in her later years. Evidently, this was a close-knit block, where business and personal decisions were intertwined.



718 E. Capitol Avenue

The Watts House

Dave and Cathy Bordner, owner

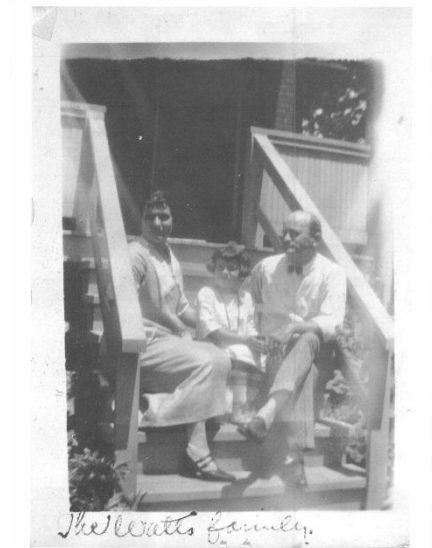


The building located at 718 East Capitol Avenue was built in the early 1920s. According to Robert L. Morris, his grandfather, Hampton (Happy) M. Watts had the house built. An engineer with the highway department designed the home.

The 1930 U.S. Census lists the people in the household as: Hampton M. Watts, age 51, Occupation Assistant Sales Manager Clothing Factory, his wife Cornelia J. Watts, age 42 and their daughter Mary M. Watts, age 13. In addition to the Watts family, there was a lodger, Ralph E. Wisdom, age 33, Assistant Secretary State Highway, and two sister-in-laws, Ruth T. Jones, age 38 and Mary B. Jones, 36.

According to the 1935 Jefferson City Directory, in 1935 Mr. Watts was the manager at the Jefferson City Mattress Factory. Mrs. Watts was listed as a stenographer with the highway patrol.

Dr. Henry Guhelman was born in 1917 and lived at 211 Cherry Street, around the corner from the Watts family's home at 718 East Capitol. Dr. Guhelman was interviewed in 2003 about the neighborhood during his childhood. He had many fond memories of Mary Morton Watts, the daughter of Hampton (Happy) and Cornelia Watts. Dr. Guhelman remembered that Mr. Watts was a wonderful



man and Mrs. Watts was a lovely lady with a real southern accent. Mary Morton was quite a pianist and could sing.

Dr. Guhelman remembered several families on Cherry Street and in the surrounding area with children. He described this area as a middle class neighborhood, where everyone knew each other and got along.

They got so used to the prison that they did not think about it. The prisoners farmed. They would drive by, wave and throw the kids an apple. During the summer the prison band gave concerts on the lawn of the Warden's House (700 East Capitol Ave). Dr. Guhelman remembers how the guards in the towers whistled to show they were awake.



Mary Morton Watts married Robert Lloyd Morris, a graduate of the University of Missouri School of Journalism, who was the assistant to the director of publicity for the Works Progress Administration at the time of their wedding. The wedding took place at 718 East Capitol. An altar was improvised in front of the fireplace. The bride was accompanied down the stairway to the altar by her father.

Mrs. Cornelia Watts owned the home at 718 East Capitol until 1967. It is believed that she rented the home out and lived next door at 712 East Capitol. George and Maud Stewart moved into 718 East

Capitol in 1949 and rented the home from Mrs. Watts until 1970. George Stewart worked for the Tweedie Shoe Factory. They had raised seven children, six girls and one boy, most of who were grown by the time they moved to East Capitol Ave. Two daughters, Rose and Billie, still lived at home. Another daughter, Imogene, came home occasionally. In 2003 Billie Dawson and Imogene Stewart were interviewed.

Billie and Imogene stated they did not worry about the prison. The presence of the guards kept the neighborhood safe. It was as though the neighborhood had guards 24 hours a day. Every 15 minutes the guard came out of the guard tower, to the platform that went around the top of the tower, and whistled, to show that he was awake and ok. Then the guard at the next tower would do the same, and so on around the prison wall. These ladies remembered playing tennis on the tennis court behind the Superintendent of Prison's house, at 700 East Capitol Ave. Warden Nash and his second wife lived next door to the Stewarts at 722 East Capitol Ave. Prisoners worked as trustees at Warden Nash's house and took care of their children. One of the trustees always kept bows in the hair of the Warden's small daughter.

The home at 718 East Capitol was owned by different families from 1967 to 2001, when it was purchased by Dave and Cathy Bordner. The



Bordners completely renovated the building, keeping the original floor plan and interior features. Updated plumbing, electrical and air conditioning was added. The original radiators continue to provide heat. Two bathrooms continue to provide the opportunity for a relaxing bath in the original claw foot tubs that were beautifully refinished. The interior trim and woodwork, six French doors, original wood floors built in China cabinets and several original light fixtures remain. Walking through the front door, one would think they were entering the entry hall of the Watts family's new home in the early 1920s. The building is now leased as office space and has been leased to non-for-profit organizations since 2004.



728 W. Main Street

The Stone House

Conservation Federation of Missouri, owner



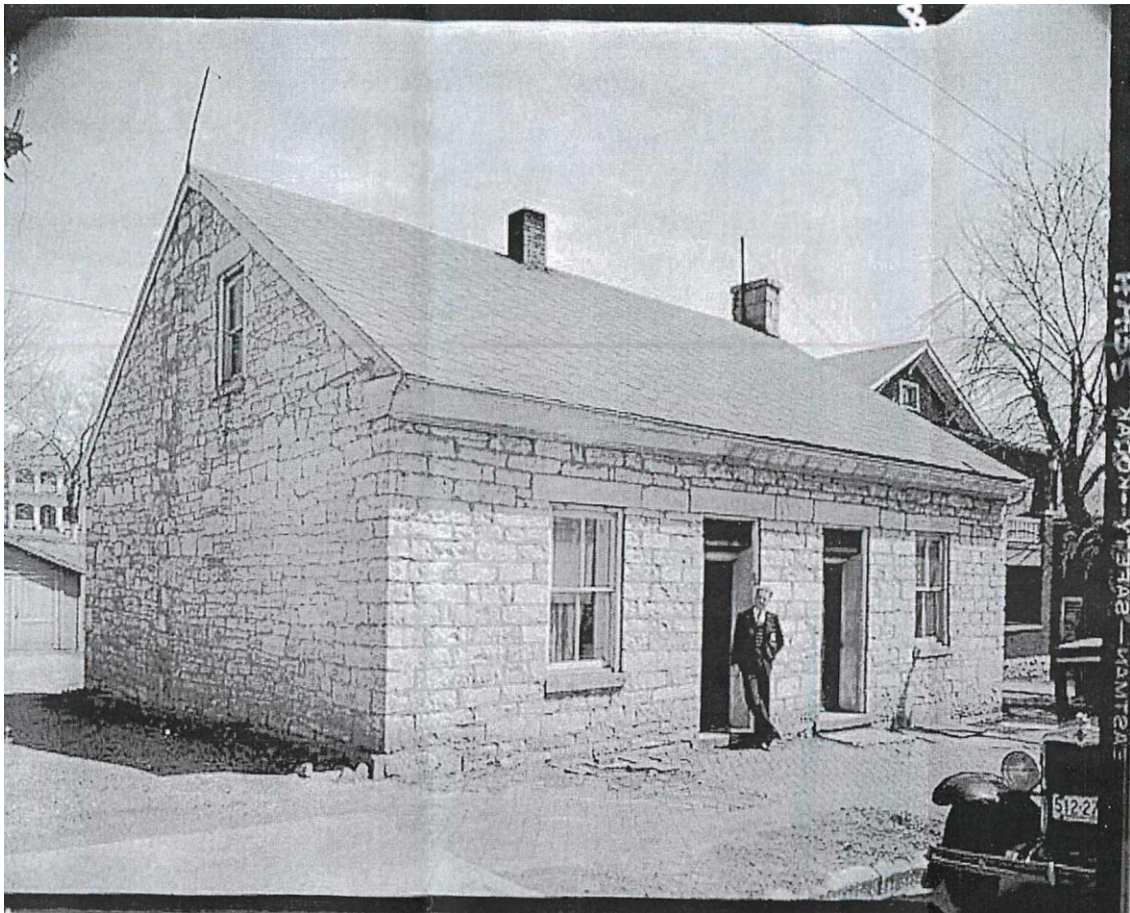
One of Jefferson City's oldest buildings is located at 728 West Main Street. Horsley Rea, commissioner of the Missouri Seat of Permanent Government, sold the lot to John Chappell for \$111 on September 4, 1836, according to early records.

Chappell sold the lot to Bernard Eveler for \$200 on December 14, 1854. The lot measured 104.4 feet on West Main Street and 198 feet on Clay Street.

Bernard Eveler built the house in 1860, according to family records. It was built in the Dutch architectural style of that period. Eveler constructed several homes in the immediate area but this was the only one he built of solid limestone blocks and is the only one that has survived. Uniquely the blocks are of uneven shape and size. It contained six large rooms and a basement the full size of the house foundation. The house was constructed of famous Missouri "cotton rock" limestone. It has outside walls 16 inches thick and room partitions of brick nearly nine inches thick.

The four rooms on the main floor each measure 14 by 15 feet and have oak floors. The windows and doors are made of walnut. The building was built for use as two apartments but later was converted to a single family residence.

The Conservation Federation of Missouri now occupies the building as office space. The federation bought the building from the estate of the Eveler family.



Oldest photo that Conservation Federation of Missouri owns of the building.